



August 18th, 2026

City of Victoria
Planning and Development
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Chloe Tunis, Senior Planner

Re: Architectural Revision summary

-Revised Committee of the Whole Submission for 1908 Foul Bay Road, City of Victoria

James Bussey
architect aibc

Greg Voûte
architect aibc

Mark Pickrell
architect aibc

Dear Chloe,

Please find below list of changes for the Committee of the Whole re-submission issued May 27th, 2026.

1. Indoor Amenity

Modifications to the indoor amenity space and its interface with the outdoor amenity space to allow greater functionality and flexibility between the two areas. Refer to drawing A-1.01 and A-2.02.

2. Storm Water Management

Modifications to the plans to meet on-site stormwater management minimums, including frontage improvements and approach to rain garden specifications. Refer to drawing Landscape & civil drawings for calculations and A-4.05 for rain garden approach.

3. Miscellaneous Minor Updates

Minor data and plan corrections and revisions to address zoning data information, updated pathway materials on the west side of the building, fire department connection requirements, and to identify work/live (studio) as a permitted use along Foul Bay Road.

4. Green Roof Areas

Green roof areas were added on the bike storage shed 1,171sf and part of the main building roof (3,000sf) to assist in storm water management. Refer to drawing A-2.03 for bike storage green roof and A-2.05 for main building green roof.

5. Pet Wash Amenity

To improve the livability of the project, a pet-wash room has been added to the main floor adjacent to the bike storage north of the ramp opening. Refer to drawing A-2.02. The revision has changed the bike room. Please note that although we needed to drop one bike stall, we will meet the long-term bike requirements of 107 bikes.



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6. Entrance Lobby

To improve the functionality of the entrance lobby, the width of the lobby on the main floor has been increased. The one-bedroom unit east of the lobby has changed to a studio unit. Also to compensate for the loss of residential on the main floor, the one-bedroom unit on the second floor above the lobby has increased to a two-bedroom. We have maintained the architectural character of the entry by raising the canopy to clear the second storey window. It will still be a strong character statement along the street frontage. Refer to drawings A-0.06, A-1.01, A-2.02 and 2.03. Due to this change a few of the calculations have changed for example unit mix, and FSR. See bubble set A-0.06.

7. Building Elevation

Detailed road grades were coordinated with the Civil consultant. Based on requirements to integrate with the existing roadways, property line grades changed slightly. In the northeast corner the grades were lowered by approximately 6" (150 mm). In the southwest corner at the parking entry ramp grades were raised 6" (150 mm) This contrast in grading required coupled with the requirement to drain storm water to the rain garden required us to raise the building grades by 6" (150 mm). Refer to building elevations, building height calculation and sections for detail.

Best Regards

Greg Voûte, Architect AIBC
RLA Architects Inc.